

Case Officer: Hansah Iqbal

Recommendation: Approve

Applicant: Oxford University Development Ltd

Proposal: Discharge of Condition 4 (contamination remediation strategy) of
21/03150/REM

Expiry Date: 23 January 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

The application site is situated within the Begbroke Science Park site approximately 3 miles north of Oxford, to the west of Kidlington. The site is surrounded by agricultural land. The surrounding land is allocated for development by Policy PR8 of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Needs.

2. CONDITIONS PROPOSED TO BE DISCHARGED

The applicant seeks discharge of condition 4 of 21/03150/REM.

Condition 4 (contamination remediation strategy):

If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out in that area of the site until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework.

3. RELEVANT PLANNING HISTORY

The following planning history is considered relevant to the current proposal:

21/03150/REM - Reserved Matters application for 18/00803/OUT - the design, layout, external appearance and landscaping (as required by OPP Condition 1). It also includes the information required by conditions 4, 5 and 21 of the OPP. Submitted scheme also accords with the requirements of conditions 6, 7, 8, 9 and 14 of the OPP; application permitted.

18/00803/OUT - Outline planning permission, with all matters except for access reserved for subsequent approval, for up to 12,500m² of B1a / b / c and ancillary D1 floor space, retention of and improvements to the existing vehicular, public transport, pedestrian and cycle access including internal circulation routes; associated car parking including re-disposition of existing car parking; associated hard and soft

landscape works; any necessary demolition (unknown at this stage); and associated drainage, infrastructure and ground re-modelling works; application permitted.

4. RESPONSE TO PUBLICITY

Publicity not required, due to the nature of this application.

5. RESPONSE TO CONSULTATION

Building control – no comments.

Lead local flood authority – no comments.

Landscape – the depth of the capping topsoil should be increased to 400mm to take account of 15% settlement and the deeper hand digging required for containerised shrubs where contaminants may be brought to the surface if the depth is only 300mm. No further comments have been received following the receipt of information demonstrating this depth.

Environmental protection – No objections, a verification report confirming the remediation works have been carried out in accordance with the approved details will need to be submitted on completion of the works. Condition 4 can therefore be discharged in part.

6. APPRAISAL

A contamination report and additional plans have been submitted with the application (which show an increased depth of topsoil). These are of an acceptable standard and therefore meet the requirements of condition 4 of application 21/03150/REM.

The Environmental Protection officer has raised no objections to the details submitted however, a verification report, submitted to show the works have been carried out in accordance with approved details, would be required. Therefore, advice is that the condition should be discharged in part only.

The actual condition wording does not require the submission of a verification report so the condition can be fully discharged (although would remain in case other unsuspected contamination is encountered). The plan submitted confirms that the findings and available supporting evidence of the scheme should be presented within a validation report which will be submitted to the Local Planning Authority so this is committed to.

A planning note is recommended to draw attention to the need for the validation report to be submitted.

7. RECOMMENDATION

That Planning Condition 4 of 21/03150/REM be discharged based upon the following:

Condition 4

Details provided in document titled: C15633.1 (Plot C exploratory hole locations), C15633 (Remediation Plan – Western Half of Plot C – showing 400mm topsoil) and Contamination report (with the clean imported topsoil at 400mm in accordance with C15633).

Planning Note

The applicant is reminded that a validation report confirming that the remediation works have been carried out in accordance with the approved details is required to be submitted to the Local Planning Authority following the completion of the works.

Case Officer: Hansah Iqbal

DATE: 17 January 2023

Checked By: Caroline Ford

DATE: 19 January 2023
